

CITY OF DUPONT LONG RANGE PLANNING PROJECTS

2017 COMPREHENSIVE PLAN CYCLE

PLANNING COMMISSION WORK SESSION

- Community Commercial
- Patriots Landing
- Old Fort Lake Subarea Plan

July 10, 2017





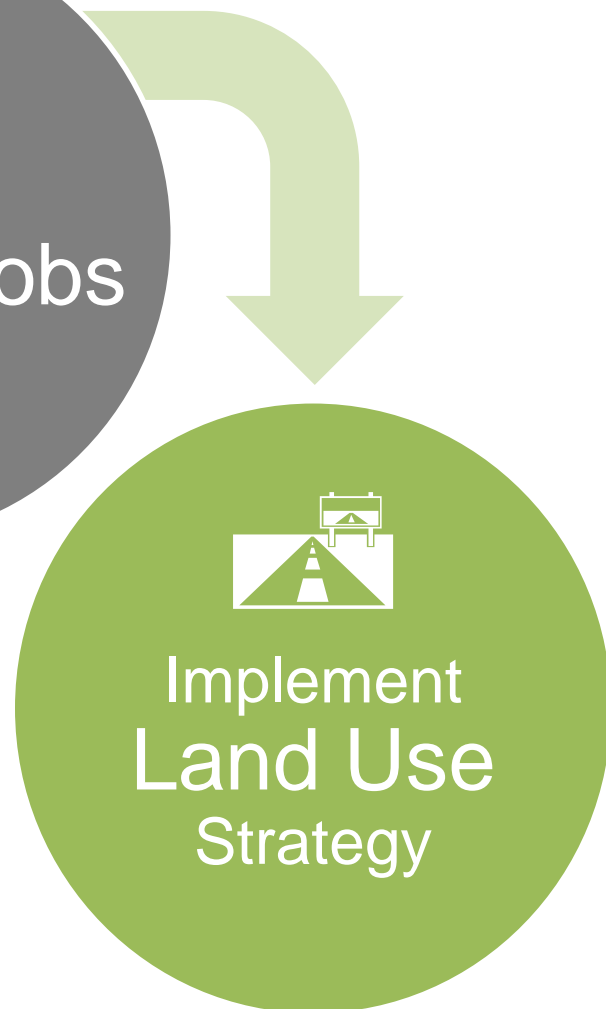
Community Commercial Opportunity Area

(COMP-16-05 & TEXT-16-07)





+



A. COMPREHENSIVE PLAN

CREATE
LAND USE DESIGNATION

1

Community Commercial
Opportunity Area
(CCOA)
Overlay



AMEND
VILLAGE TEXT

2

Manufacturing/
Research Park and
Industrial Area



Implement
Land Use
Strategy

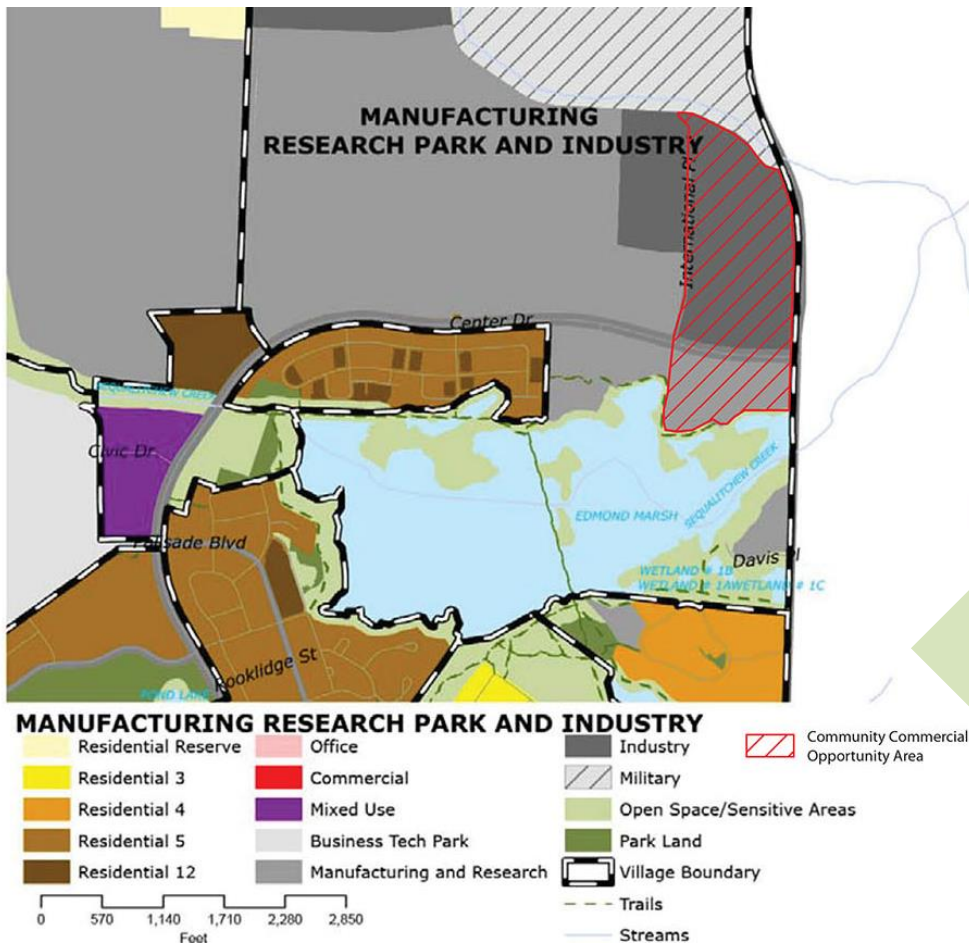


A. COMPREHENSIVE PLAN

AMEND FUTURE LAND USE MAP

3

Community Commercial Opportunity Area (CCOA) Overlay



Implement
Land Use
Strategy

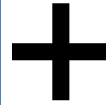


B. LAND USE REGULATIONS

CREATE
ZONING DISTRICT

1

Community
Business (CB)
District



AMEND
DESIGN GUIDELINES

2

Commercial
Development



Implement
Land Use
Strategy



B. LAND USE REGULATIONS

FUTURE
ZONING PROPERTY

3

Community
Business (CB)
District

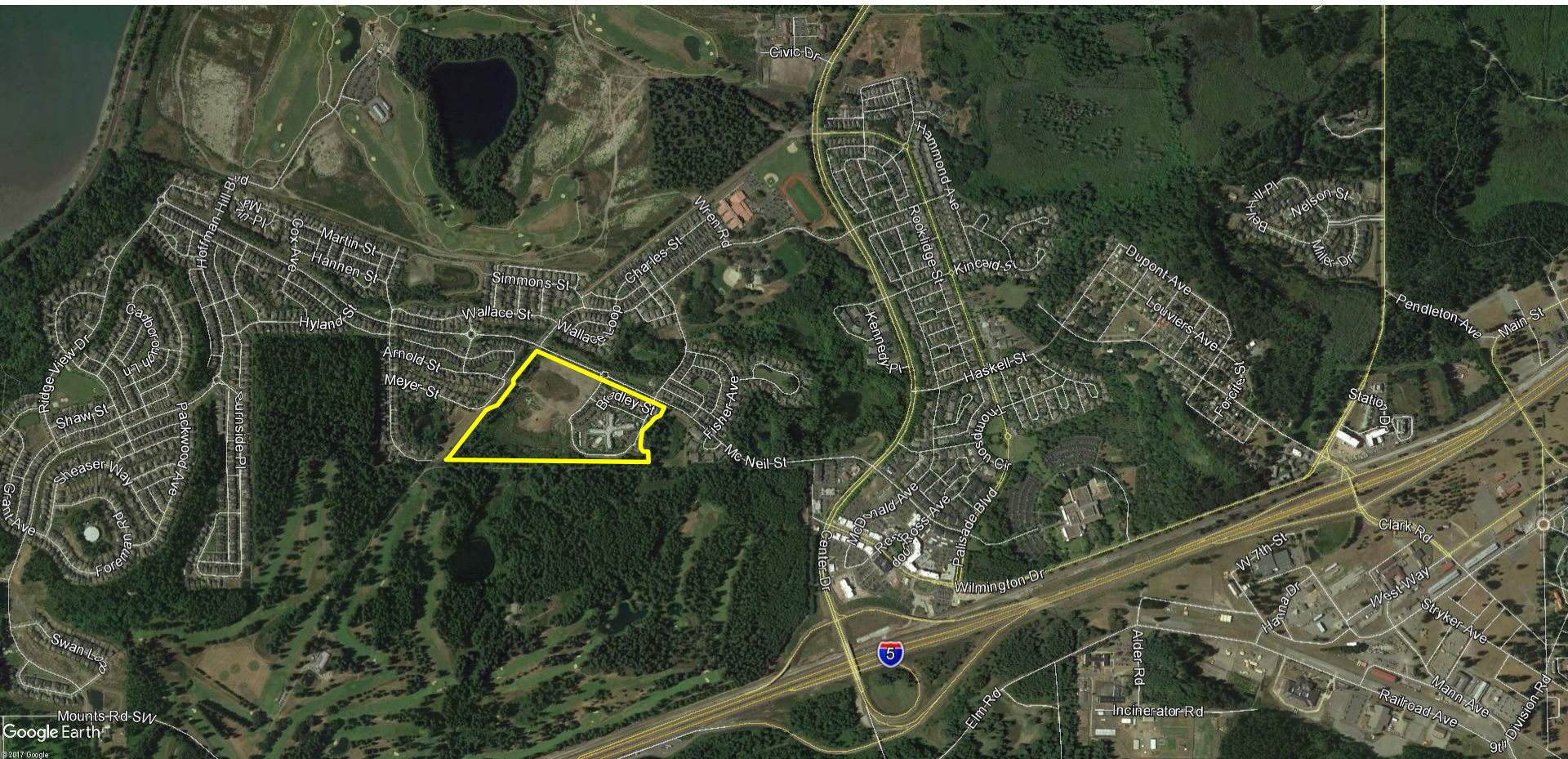


Implement
Land Use
Strategy



QUESTIONS





Patriots Landing

(COMP-16-02 & TEXT-16-03)





Google Earth

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Patriots Landing

(COMP-16-02 & TEXT-16-03)



APPLICANT'S LONG-TERM DEVELOPMENT GOALS

Memory
Care
Facility

5-Story
Apartment
Building

Small Scale
Neighborhood
Commercial /
Medical

Future
Development
Area

PATRIOTS LANDING +/- 44-acres

Google Earth

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Patriots Landing
(COMP-16-02 & TEXT-16-03)





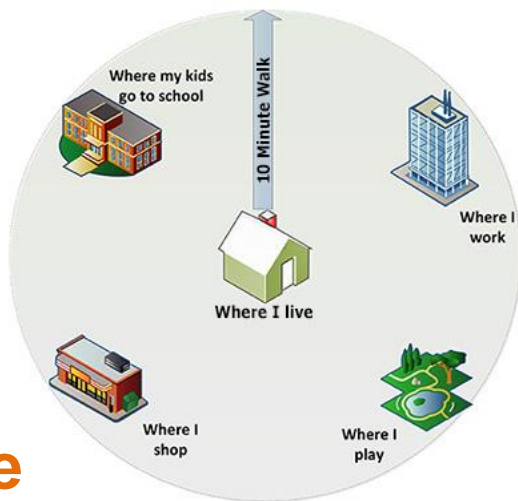
PLANNING FOR SENIORS





**LOSS OF MOBILITY =
ISOLATION**





The 10-Minute NEIGHBORHOOD



SENIOR HOUSING TYPES



Independent Living

- Private Living Unit
- Full Kitchens
- Management Office
- Houses / Apartments
- Regulated by density



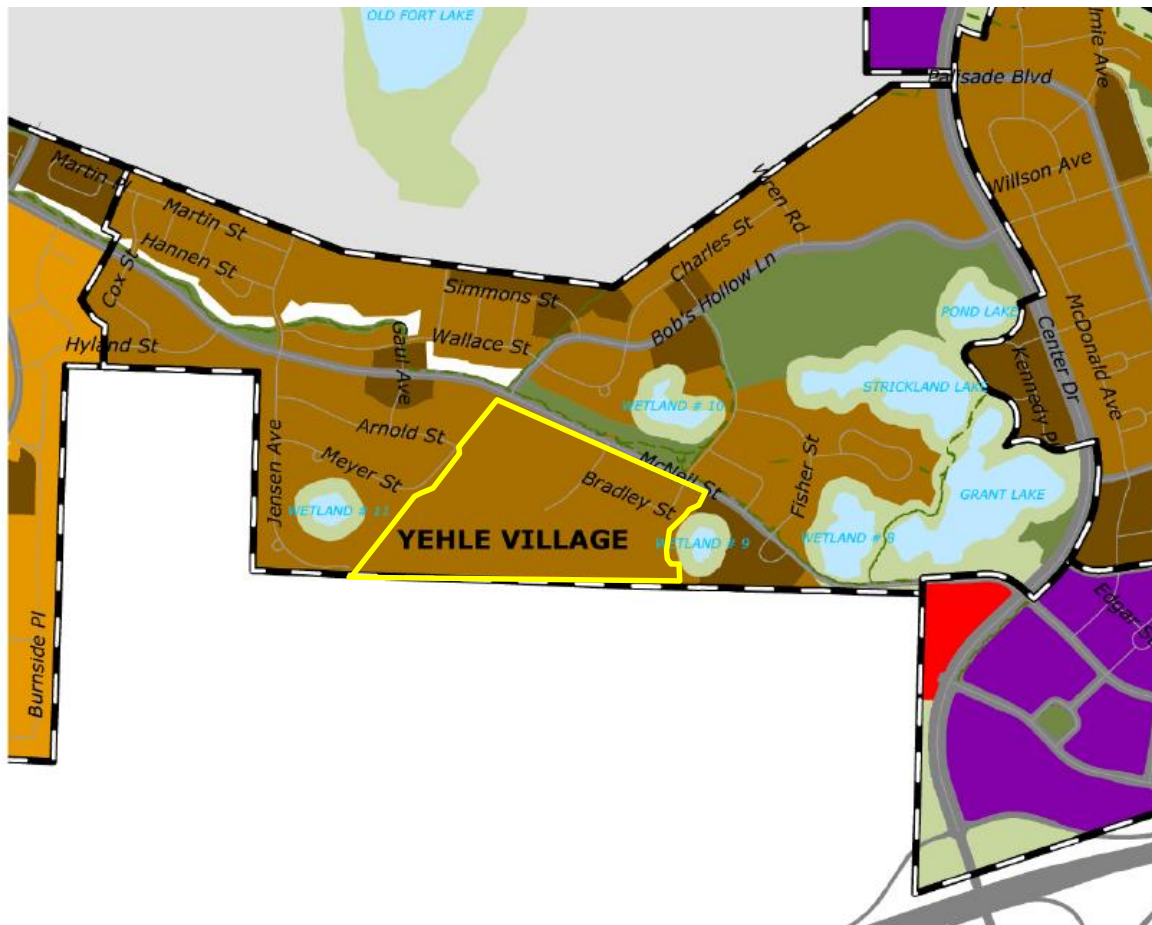
Assisted Living

- Shared Living Environment
- Common Meal Areas (NO full kitchen)
- Medical Assistance
- Apartments / Nursing Homes
- NOT regulated by density



Google Earth
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YEHLE VILLAGE



CURRENT ZONING ALLOWANCES

Memory
Care
Facility

REQUIRES CONDITIONAL USE
APPROVAL

5-Story
Apartment
Building

REQUIRES CONDITIONAL USE
APPROVAL

Plus

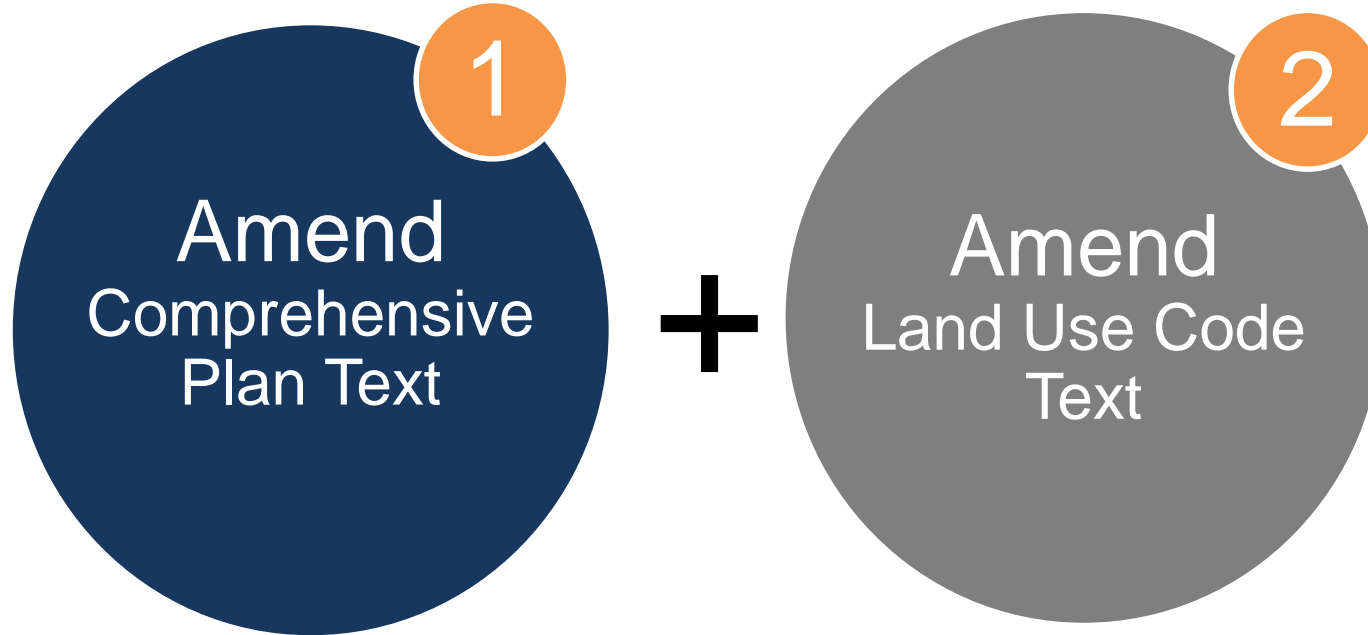
HEIGHT LIMITED 35 – 55 FEET

Small Scale
Neighborhood
Commercial /
Medical

NOT PERMITTED



APPLICANT REQUESTS



** NO development approvals with these requests*



1

Amend
Comprehensive
Plan Text
YEHLE
VILLAGE

Bonus
Incentives
for Seniors

Neighborhood-
Scaled Services

DESCRIBE

Patriots Landing as a
Residentially-based
Village Center


Walkable



2

Amend
Land Use Code
Text

A. RESIDENTIAL
DISTRICTS

B. MASTER PLAN
PROCESS

C. DEFINITIONS





COMPLETE COMMUNITY OVERLAY (CCO)

- Incentive-based Development Option
- Conditional Use Review (type III)
- Master Plan Required
- Eligible in all Residential Districts



A

COMPLETE COMMUNITY OVERLAY (CCO)

Density Bonus

- Up to 30%
- Senior Units Only



A

COMPLETE COMMUNITY OVERLAY (CCO)

Land Uses

- Permitted & Conditional Uses +
- Neighborhood-Scaled Services



A

COMPLETE COMMUNITY OVERLAY



A

COMPLETE COMMUNITY OVERLAY (CCO)



A

COMPLETE COMMUNITY OVERLAY (CCO)



A

COMPLETE COMMUNITY OVERLAY (CCO)

Design

- Location
- Height
- Design Guidelines
- Pedestrian Amenities





COMPLETE COMMUNITY OVERLAY (CCO)

Land Use Process

1.) Master Plan Approval

Type III Conditional Use

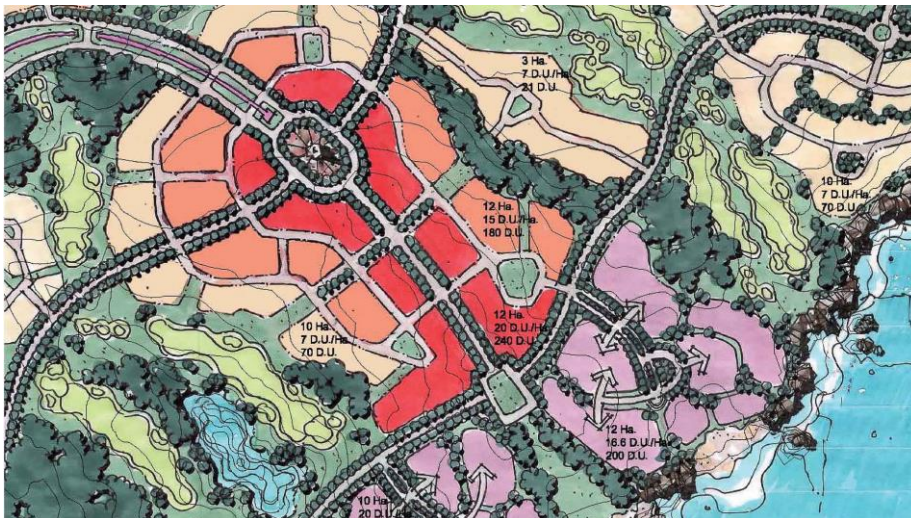
2.a) Site Plan Approval

2.b) Building Design
Review



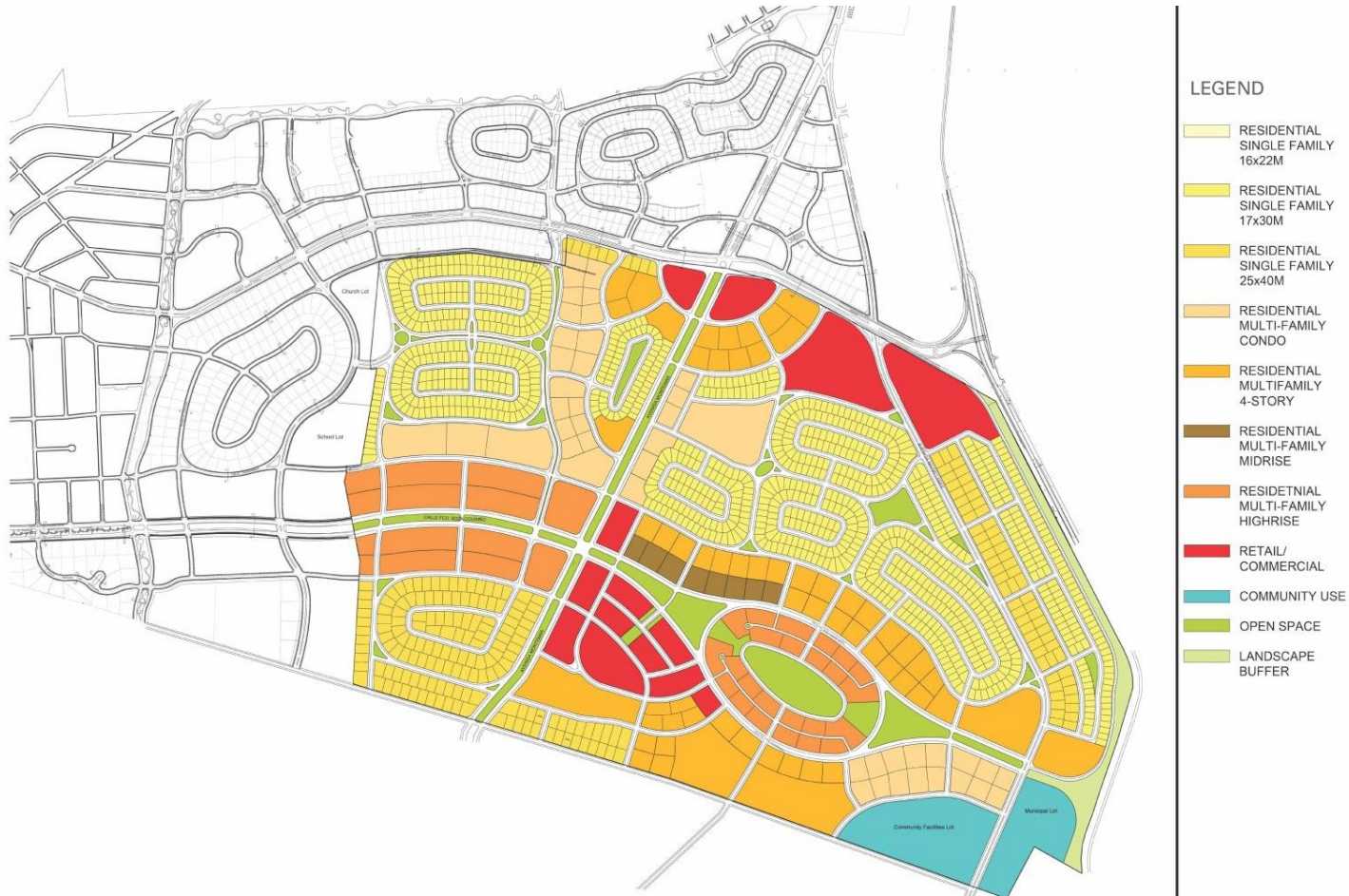
B

MASTER PLANS - EXAMPLES

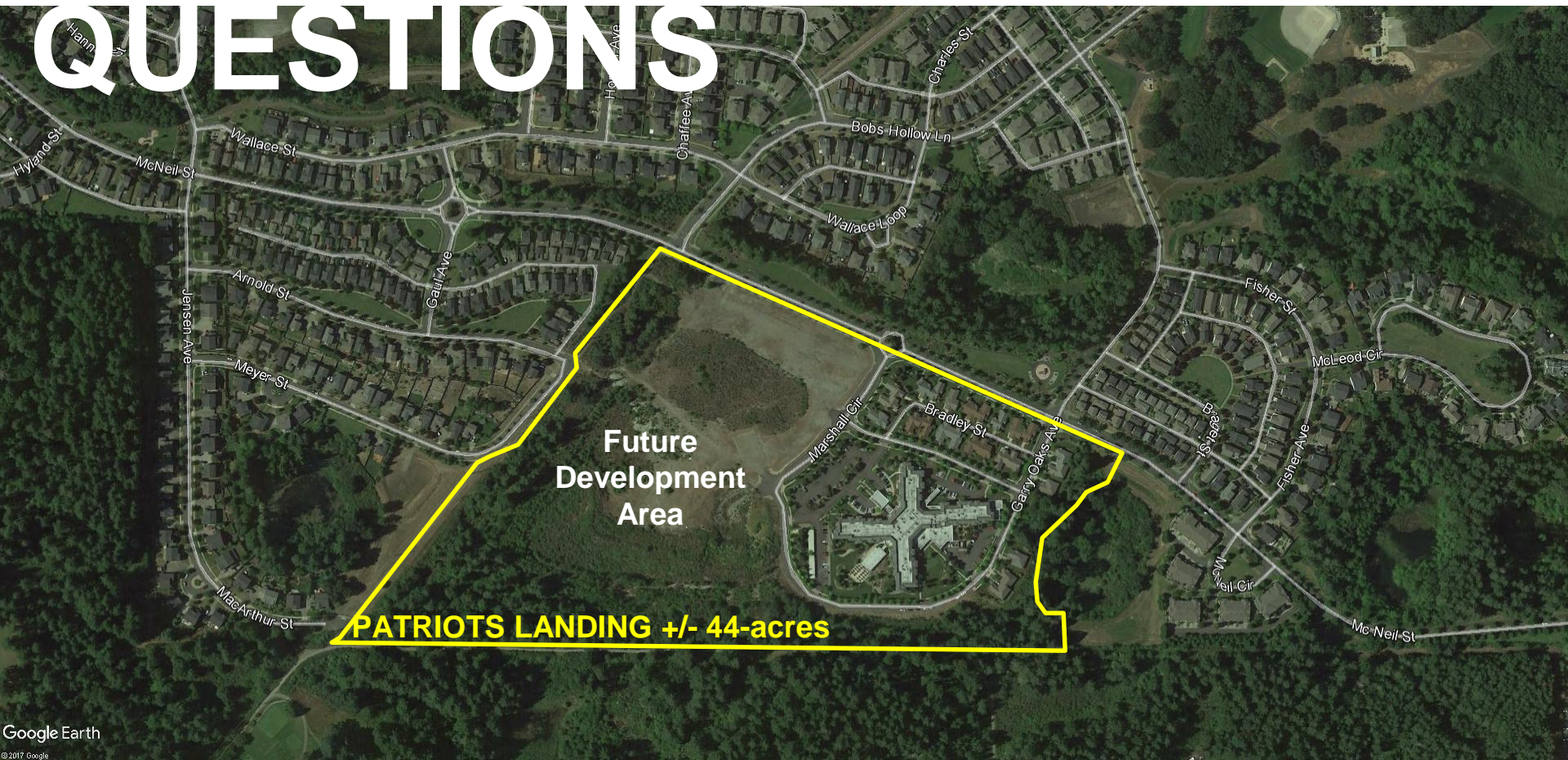


B

MASTER PLANS - EXAMPLES



QUESTIONS

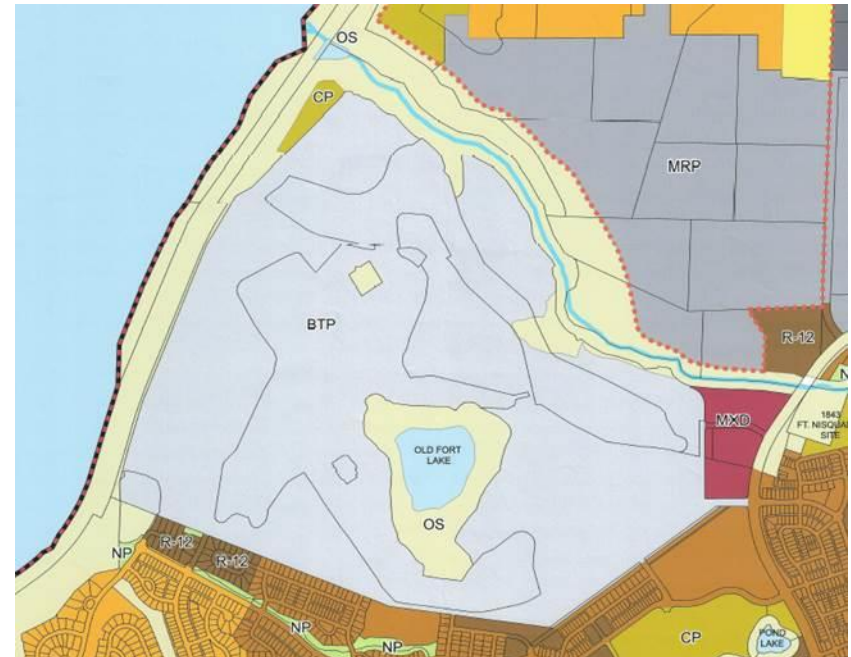
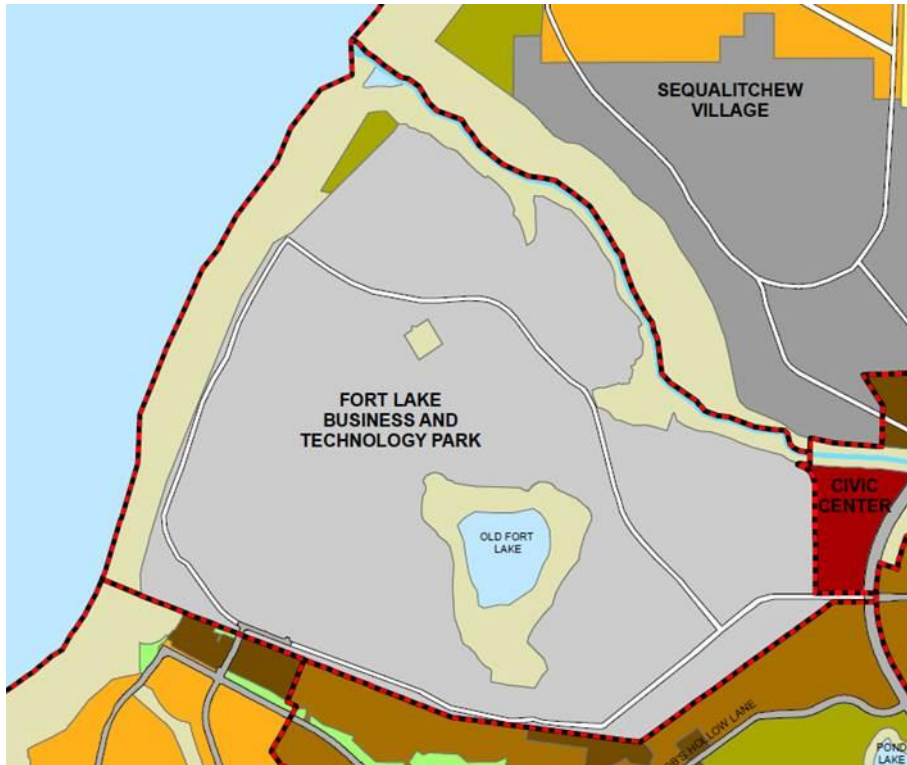




Old Fort Lake Business & Technology Park

(COMP-16-04 & TEXT-16-06)





Zoning Map

Comprehensive Plan Map

Old Fort Lake Business & Technology Park (COMP-16-04 & TEXT-16-06)



PERMITTED USES

- Office
- Light Manufacturing *
- Research*
- Commercial (60k-sf total limit)

* Do not create significant noise, risk of explosion, radioactive release, or air or water pollution

Old Fort Lake Business & Technology Park
(COMP-16-04 & TEXT-16-06)





A

B

C

D

E

F

City of DuPont

Copper Leaf

Nisqually Tribe

Sequalitchew Creek

The Home Course

Google

Center Dr

DuPont

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QUESTIONS



Old Fort Lake Business & Technology Park (COMP-16-04 & TEXT-16-06)

